

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

held via teleconference on

WEDNESDAY 10 JULY 2024

Minutes of a Meeting of the Development Determination Panel held on Wednesday 10 July 2024 via teleconference

The public meeting commenced at 10.00am and concluded at 10:53pm.

The minutes were determined on 23 July 2024.

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF DEVELOPMENT DETERMINATION PANEL HELD ON 26 JUNE 2024

The minutes of the Development Determination Panel held on 26 June 2024, were adopted by all Panel Members and have been posted on the Council's website.

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.1 MOD2024/0082 - 21 HEADLAND ROAD NORTH CURL CURL - MODIFICATION OF DEVELOPMENT CONSENT DA2021/1734 GRANTED FOR DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Steve Findlay	Manager, Development Assessment
Liza Cordoba	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by one objector and representatives of the applicant.

The Panel delayed the determination of this matter to facilitate a site visit to No 20 Headland Road, to get a more complete picture of the view sharing impacts. The assessing officer also requested information from the applicant on the status of the height poles currently existing on-site.

The applicant provided a survey dated 20 February 2023. This survey confirms that the current height poles are not representative of the proposal as modified in this application and are not at the heights, in particular the ridge height of the proposal as modified.

Based on this information and the results of the Panel's own view of the site, the Panel is of the opinion that there is insufficient information and evidence to form a contrary view to the assessing officers recommendation.

The Panel therefore concurred with the Officer's Assessment Report and recommendation.

STATEMENT OF REASON

The proposal generally satisfies the relevant strategy, objectives and provisions of Warringah LEP 2011 and the Warringah DCP 2011 subject to conditions.

COMMUNITY CONSULTATION

Issues raised in the submissions have been taken into account in the report and the meeting.

DETERMINATION OF MODIFICATION APPLICATION

THAT Council as the consent authority, **approves** Modification Application No. Mod2024/0082 for modification of Development Consent DA2021/1734 granted for Demolition works and construction of a dwelling house at Lot 107 DP 6143, 21 Headland Road NORTH CURL CURL, subject to the conditions set out in the Assessment Report.

Vote: 3/0

This is the final page of the Minutes comprising 5 pages
numbered 1 to 5 of the Development Determination Panel meeting
held on Wednesday 10 July 2024.